

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 August 31, 2018

Assets:

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Cash

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Mutual of Omaha - Operating	\$	205,075.51	
Mutual of Omaha - 13week CDAR		50,068.62	
Total Cash	\$		255,144.13

Reserve Funds

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Mutual of Omaha - Reserve		55,264.35	
Total Reserve Funds			55,264.35

Assessment Receivables

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2016 Assessments		659.00	
2017 Assessments		1,290.00	
2018 Assessments		3,374.56	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		747.16	
Collection Fees		792.53	
Legal Fees		483.50	
Total Assessment Receivables			4,999.90

Other Assets

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Prepaid Insurance		3,848.98	
Total Other Assets			3,848.98

Total Assets	\$	319,257.36	

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Liabilities:

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Accounts Payable	\$	12,293.70
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		82,594.00
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Total Liabilities	\$	96,887.70

Equity:

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Reserve Funds		
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Non-Cap Reserve Fund		55,194.46
Non-Cap Reserve Fund Interest		69.89
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Total Reserve Funds		55,264.35
Members Equity		
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Members Equity		153,469.39
Current Year Surplus (Deficit)		13,635.92
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Total Members Equity		167,105.31
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Total Liabilities and Equity	\$	319,257.36
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2018

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								
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Legal - Corporate	98	42	(56)	98	333	235	500	402
Legal - Collections	392	125	(267)	592	1,000	408	1,500	908
Legal Coll - Billed to Owners	(392)		392	(592)		592		592
Legal - Deed Restrictions		21	21		167	167	250	250
Audit and Tax	940		(940)	940	1,300	360	1,300	360
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>1,038</b>	<b>188</b>	<b>(850)</b>	<b>1,038</b>	<b>2,800</b>	<b>1,762</b>	<b>3,550</b>	<b>2,512</b>
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GROUNDS MAINTENANCE								
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Landscape Contract	1,190	1,190		9,520	9,520		14,280	4,760
Landscape Extras		125	125		1,000	1,000	1,500	1,500
Irrigation Repairs		208	208	115	1,667	1,552	2,500	2,385
Perimeter Fence Repairs		83	83		667	667	1,000	1,000
Pest Control Services	267	132	(135)	267	1,052	785	1,578	1,311
Repairs and Maintenance		333	333	9,797	2,667	(7,130)	4,000	(5,797)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,457</b>	<b>2,071</b>	<b>614</b>	<b>19,699</b>	<b>16,573</b>	<b>(3,126)</b>	<b>24,858</b>	<b>5,159</b>
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GENERAL MAINTENANCE								
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Pest Control				700		(700)		(700)
<b>TOTAL GENERAL MAINTENANCE</b>				<b>700</b>		<b>(700)</b>		<b>(700)</b>
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FACILITIES - POOL								
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Pool Contract	9,425	5,548	(3,877)	33,400	29,913	(3,487)	37,635	4,235
Extra Services	118	42	(76)	118	333	215	500	382
Permits & Memberships					250	250	250	250
Social					750	750	750	750
Supplies/Pool Tags				599	500	(99)	500	(99)
Repairs & Maint - Swim		208	208	407	1,667	1,260	2,500	2,093
Telephone	58	56	(2)	465	450	(15)	675	210
Pool Wi-Fi	66	44	(22)	376	350	(26)	525	149
Furniture & Fixtures		125	125		1,000	1,000	1,500	1,500
<b>TOTAL FACILITIES - POOL</b>	<b>9,667</b>	<b>6,023</b>	<b>(3,644)</b>	<b>35,365</b>	<b>35,213</b>	<b>(152)</b>	<b>44,835</b>	<b>9,470</b>
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